



70 Mandale Road, Horton Bank Top, Bradford, BD6 3JU

**** OFFERED WITH NO CHAIN ** WELL PLACED FOR MANY AMENITIES ** GOOD FIRST TIME PURCHASE/YOUNG FAMILY HOME **** Semi detached property with plenty of scope for extension (subject to the relevant permissions). Entrance hall, lounge, kitchen PLUS CONSERVATORY to the ground floor. TWO DOUBLE BEDROOMS (would easily make three) and family bathroom. Externally are pleasant gardens to the front with gated access, driveway which leads to a larger than average DETACHED GARAGE and good size gardens to the rear. Ideal for public transport links, schools and nearby shops.

VIEWING ADVISED

£134,950

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ENTRANCE VESTIBUKE

Stairs to first floor

LOUNGE 12'9" x 12'6" (3.89m x 3.8m)

DINING KITCHEN 14'2" x 7'9" (4.32m x 2.36m)

Selection of wall and base units, worktops, sink and drainer. Plumbing for washer and cooker point. Access to conservatory

CONSERVATORY 8' x 12' (2.44m x 3.66m)

A great addition overlooking the rear garden

FIRST FLOOR

Landing and loft access

BEDROOM ONE 14'2" (4.32) x 9'10" (3) Maximum including stairhead.

Two windows with potential to split

BEDROOM TWO 9'5" x 10' (2.87m x 3.05m)

BATHROOM

Three piece suite with shower over bath

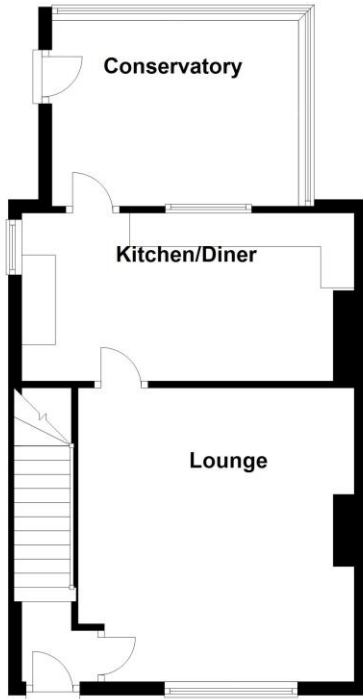
OUTSIDE

Large low maintenance garden to front. Driveway continuing passed the house to large detached garage and pleasant garden to the rear

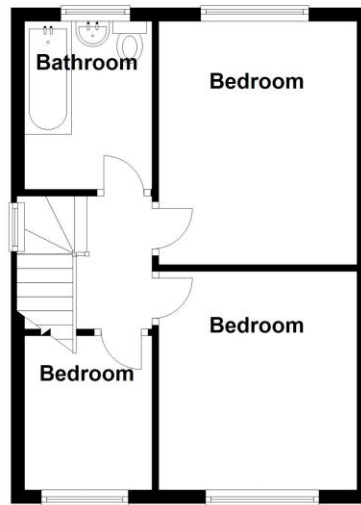
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Total area: approx. 855.8 sq. feet

Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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